

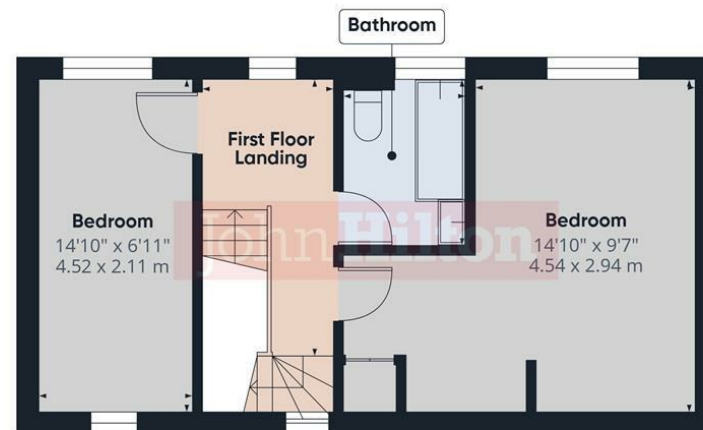
JohnHilton

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Est 1972



Ground Floor



Floor 1



Floor 2

Total Area Approx 955.00 sq ft

2 Caspian Square, Rottingdean, BN2 7LE

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2 Caspian Square Rottingdean BN2 7LE

Welcome to this well-presented three-bedroom terraced house, ideally positioned in the sought-after and tranquil Caspian Square, in the heart of Rottingdean village. Arranged over three floors, the versatile accommodation would suit families, professionals, or anyone seeking a coastal or village location.

Upon entering, you are welcomed into a bright and generously sized living/dining room, offering ample space for both relaxation and entertaining. The adjoining kitchen is well-designed and practical, featuring matching grey units at eye and base level with plenty of storage and workspace. The first floor comprises a spacious main double bedroom, a second bedroom perfect for use as a nursery, study, or guest room, and a stylish, modern bathroom fitted with contemporary fixtures and finishes.

Occupying the top floor is an impressive third bedroom, offering excellent proportions with space for both sleeping and lounging areas. This floor also benefits from its own compact shower room and further storage accessed from the landing.

Externally, residents enjoy access to a communal garden, ideal for outdoor enjoyment without the maintenance, as well as a designated parking space.

Perfectly positioned in the heart of the historical village of Rottingdean amongst a vibrant mix of independent shops, cafes, traditional pubs and restaurants, just moments from the beach and the seafront where there are regular buses into Brighton's city centre. With easy access to the South Downs to the north of the village, as well as links to the A27/A23 road networks, this location is ideal for those wanting the village life while being only a 10-minute drive from central Brighton.



- Terraced House
- Situated in the Heart of Rottingdean Village
- Arranged Over Three Floors
- Three Bedrooms
- Two Bathrooms
- Spacious Living/Dining Room
- Separate Kitchen
- Parking Space
- Moments from Local Amenities & the Beach
- Regular Bus Service from Seafront

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	73	83
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **D**